



Commissioners
John Steinmetz
Stephen M. Girardi
Leonora C. Jenkins

November 1, 2021

Zoning Board of Appeals
Cohasset Town Hall
41 Highland Avenue
Cohasset, MA 02025

Re: 508 C. J. Cushing Highway; Applicant's Petition for Special Permit

Dear S. Woodworth Chittick, Chair:

We have reviewed the Applicant's petition for a Special Permit and would like to officially let the Cohasset Zoning Board of Appeals (ZBA) know of the Board of Water Commissioners' (BOWC) concerns with this Application.

First, in the Application itself, item 4 is incorrect. This site lies in the Water Shed Protection District, and additionally lies within the more restrictive Zone A of Lily Pond. Lily Pond is currently the only water supply for the Town; therefore, its protection is extremely important.

Vehicle repair is not a permitted use in the Zone A of a water supply. This is both by local regulations and State regulations. The Applicant's petition for Special Permit, seeks a use that conflicts directly with local and State regulations, and the use requested was never before approved by the ZBA as to Application's property. We respectfully request that this new, proposed use not be approved by the ZBA.

The garage for vehicle storage only, as originally intended and approved, would help with potential reduction in runoff from the site to French's Stream. By using it as now proposed for repairs, this reduction in contaminated runoff is eliminated, and is in direct violation of both local and State regulations, as explained above.

The BOWC is working hard to protect our Town's drinking water, and believes that the new proposed use by the Applicant will endanger our Town's drinking water supply with harmful contaminants such as fuel, oil and PFAS. Our Town's drinking water is a very precious resource that all in Town depend upon. Safe drinking water is vital to the well being of our Town and to all of its citizens. As the Applicant's petition for a Special Permit, if allowed, will endanger our Town's drinking water supply, and will be in direct conflict

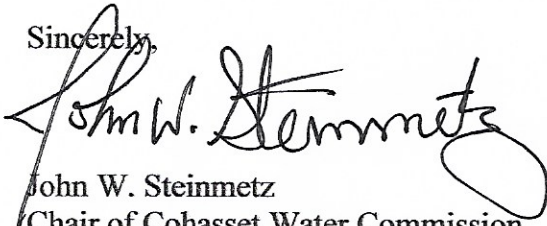
with both state and local regulations, the BOWC respectfully requests that the ZBA deny Applicant's petition for a Special Permit.

Separately, the BOWC is concerned about the Applicant's failure to complete the original project. There is still a trailer parked in the buffer zone, and the proposed landscaping to prevent vehicles from parking off the paved surface has not been completed.

Additionally, we want to make sure the Applicant is in full compliance with §300-14.4.B.(2).(b). and §300-14.4.B.(4). in regards to hazardous materials storage and making sure that all requirements for spill protection and stormwater maintenance are being complied with.

Thank you for your consideration of the BOWC's concerns and requests. Please do not hesitate to contact me should you have any questions as to the BOWC's concerns. Thank you.

Sincerely,



John W. Steinmetz
Chair of Cohasset Water Commission

cc: John Hallin, Director of Planning, Permits & Inspections
Chris Senior, Town Manager